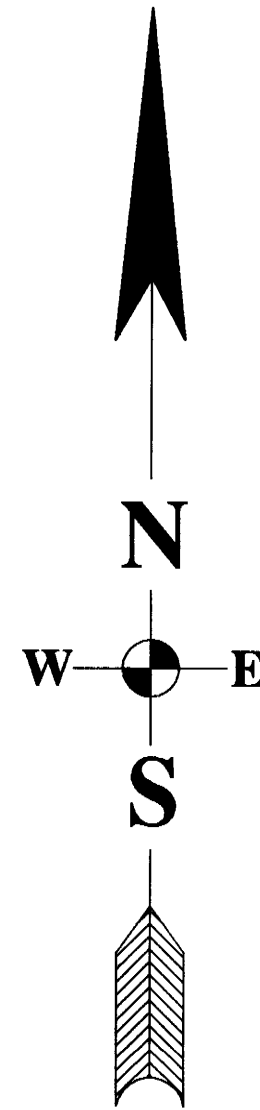
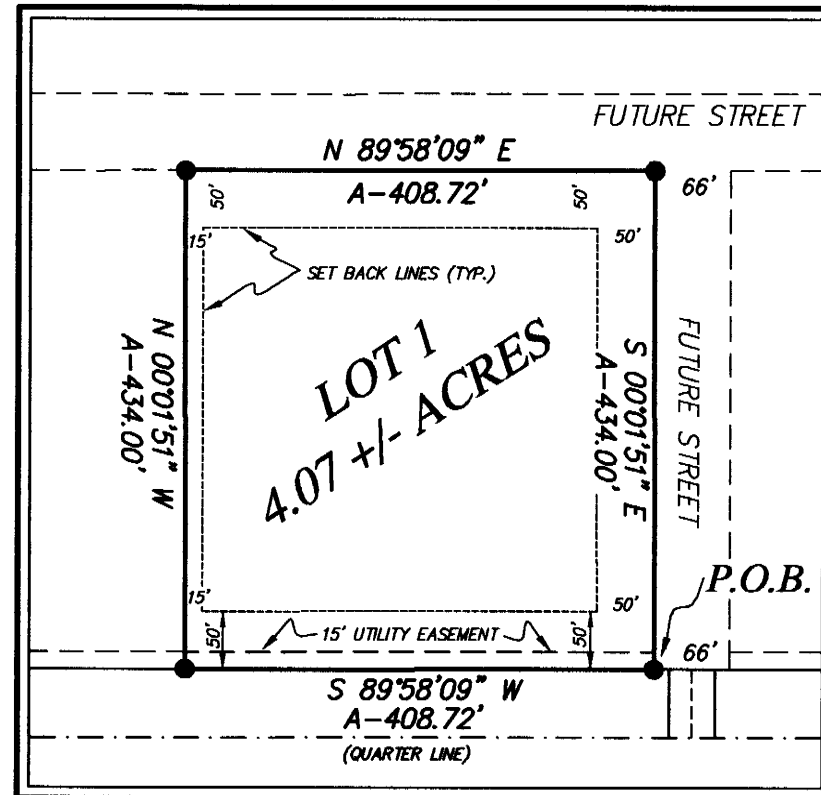


# FINAL PLAT OF SMYDRA SUBDIVISION, PHASE #1

LOCATED IN THE SE 1/4 OF SECTION 24, T.14 N., R.39 W. OF THE 6th P.M., KEITH COUNTY, NEBRASKA

## DETAIL OF PROPERTY (NO SCALE)



## LEGAL DESCRIPTION

A tract of land located in the SE 1/4 of Section 24, T.14 N., R.39 W. of the 6th P.M., Keith County, Nebraska, being more particularly described as follows:

Commencing at the SE corner of Section 24, T.14 N., R.39 W. of the 6th P.M., Keith County, Nebraska; thence N 00°05'02" E on the east line of the SE 1/4 of said Section, 60.00 feet to the northerly right-of-way line of Highway #26; thence S 89°58'09" W parallel to the south line of the said SE 1/4, 1004.77 feet to the Point of Beginning; thence continuing on said right-of-way line S 89°58'09" W 408.72 feet; thence N 00°01'51" W perpendicular to the said south line 434.00 feet; thence N 89°58'09" E parallel with said south line 408.72 feet; thence S 00°01'51" E perpendicular with said south line 434.00 feet to the Point of Beginning containing 4.07 acres, more or less.

## LEGEND CONTINUED

## ZONING

PRESENTLY ZONED = AGRICULTURAL RESIDENTIAL DISTRICT (A-2)

AREA, YARD, AND HEIGHT REQUIREMENTS FOR THE (C-2) HIGHWAY BUSINESS DISTRICT SHALL BE THE FOLLOWING:

- MINIMUM LOT SIZE SHALL BE THREE ACRES WITH NOT LESS THAN 220 FEET WIDTH.
- MINIMUM YARD REQUIREMENTS SHALL BE AS FOLLOWS:
  - FRONT YARD DEPTH: NOT LESS THAN 50 FEET.
  - SIDE YARD WIDTH: NOT LESS THAN 15 FEET.
  - REAR YARD DEPTH: NOT LESS THAN 50 FEET OR 20% OF LOT DEPTH.
- THE MAXIMUM HEIGHT OF A NON-AGRICULTURAL BUILDING IN THIS DISTRICT SHALL BE 35 FEET.

SCALE 1" = 500'

## LEGEND

- FOUND SECTION AND QUARTER CORNER MONUMENTS
- FOUND MONUMENT MONUMENT SET
- 1/2" REBAR W/ PLASTIC CAP STAMPED R.L.S. 554
- P- PLATTED DISTANCE BY JACK OWENS, R.L.S. 369, DATED MARCH 30, 1981
- A- ACTUAL DISTANCE

SE 1/4 OF SECTION 24, T.14 N., R.39 W.

SEE DETAIL OF  
PROPERTY ABOVE

HIGHWAY #26

## RECORDED:

Entered on numerical index and filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2006, at \_\_\_\_\_ o'clock \_\_\_\_\_ M. and recorded in Book \_\_\_\_\_ of Plats at Page \_\_\_\_\_, in the Office of the Keith County Clerk.

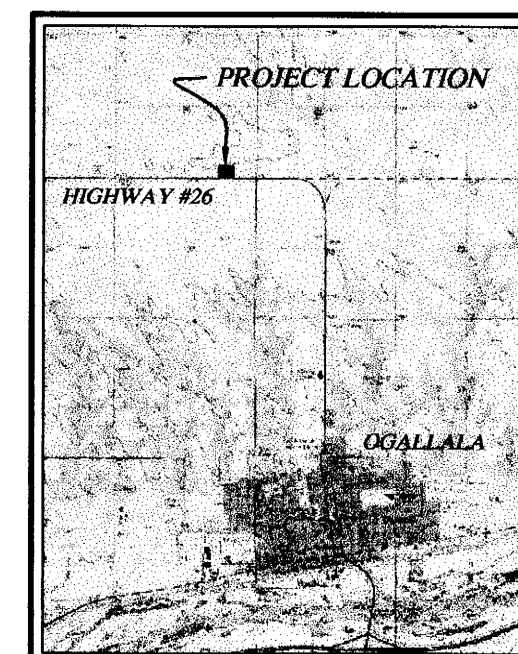
DONNA MESSERSMITH  
Keith County Clerk



**DICKINSON LAND SURVEYORS**

P.O. BOX 283, OGALLALA, NEBRASKA  
OFFICE-308-284-8440 CELL-308-289-1485

## VICINITY MAP



## STATEMENT OF OWNERSHIP:

Know all persons by these presents, that Dennis Smydra, Husband, and Tara R. Smydra, Wife, are the owners of the lands described hereon by the surveyor, that we have caused this plat to be made according to the regulations of the governing body to better divide the land according to land use. These things are our expressed desire and that they are all of our free will.

Dennis Smydra, Husband

Tara R. Smydra, Wife

## ATTEST:

STATE OF NEBRASKA)  
COUNTY OF KEITH)

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2006, by Dennis Smydra, Husband, and Tara R. Smydra, Wife, to me known to be those identical persons whose signatures are affixed to the Statement of Ownership as his and her own voluntary act and deed.

## NOTARY PUBLIC

My commission expires \_\_\_\_\_

Seal:

## APPROVAL AND ACCEPTANCE:

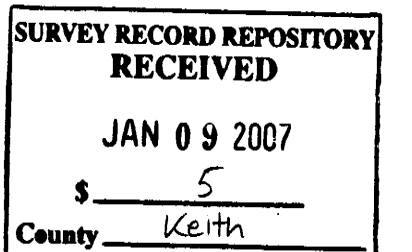
This Subdivision shown and offered hereon has been reviewed by the Ogallala City Council and has been approved and accepted as presented.

President of the Ogallala City Council

## APPROVAL AND ACCEPTANCE:

This Subdivision shown and offered hereon has been reviewed by the Ogallala Planning Commission and has been recommended for approval and accepted as presented.

Chairman of the Ogallala Planning Commission



## SURVEYOR'S CERTIFICATE

I do hereby certify that, under my personal supervision, this plat was prepared from an actual survey completed this 10th day of March, 2006, and is correct to the best of my knowledge.

*Ryan E. Dickinson*  
Ryan E. Dickinson, Registered Land Surveyor  
Nebraska Reg. No. 554

REVISED 8-21-06 (LEGAL DESCRIPTION)